152.0	0008	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	803,500	/	803,500
USE VALUE:	803,500	/	803,500
ASSESSED:	803,500	/	803,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAYAN RANDY M
Owner 2:	
Owner 3:	
Street 1:	68 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GAGNE THOMAS W & RITA G -
Owner 2:	-
Street 1:	68 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1966 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6538.000	310,600		492,900	803,500
Total Card	0.150	310,600		492,900	803,500
Total Parcel	0.150	310,600		492,900	803,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.80 | /Parcel: 408.80

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

101106

GIS Ref

GIS Ref

Insp Date

05/03/18

!11949!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0008-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,600	0	6,538.	492,900	803,500		Year end	12/23/2021
2021	101	FV	301,000	0	6,538.	492,900	793,900		Year End Roll	12/10/2020
2020	101	FV	301,100	0	6,538.	492,900	794,000	794,000	Year End Roll	12/18/2019
2019	101	FV	228,700	0	6,538.	462,100	690,800	690,800	Year End Roll	1/3/2019
2018	101	FV	216,500	0	6,538.	382,000	598,500	598,500	Year End Roll	12/20/2017
2017	101	FV	216,500	0	6,538.	351,200	567,700	567,700	Year End Roll	1/3/2017
2016	101	FV	216,500	0	6,538.	320,400	536,900	536,900	Year End	1/4/2016
2015	101	FV	211,300	0	6,538.	314,200	525,500	525,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:28:54

LAST REV

Date	Time
06/18/18	14:37:45
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11949

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAGNE THOMAS W	53617-461		9/30/2009		430,000	No	No		
	13100-369		11/29/1976		38,500	No	No		N

USER DEFINED

Prior Id # 1:	101106
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	627	Addition	205,500	C				REPL TQS W/ FULL 2

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	BS	Barbara S
6/20/2013	Info Fm Prmt	BR	B Rossignol
1/15/2009	Meas/Inspect	336	PATRIOT
12/20/1999	Inspected	243	PATRIOT
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6538		Sq. Ft.	Site		0	80.	0.94	9									492,913						492,900	

Total AC/HA:	0.15009	Total SF/SM:	6538	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	492,913	Spl Credit		Total:	492,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18421519
Const Adj.:	0.97608203
Adj $ / SQ:	150.266
Other Features:	83000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381536
Depreciation:	70966
Depreciated Total:	310570

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

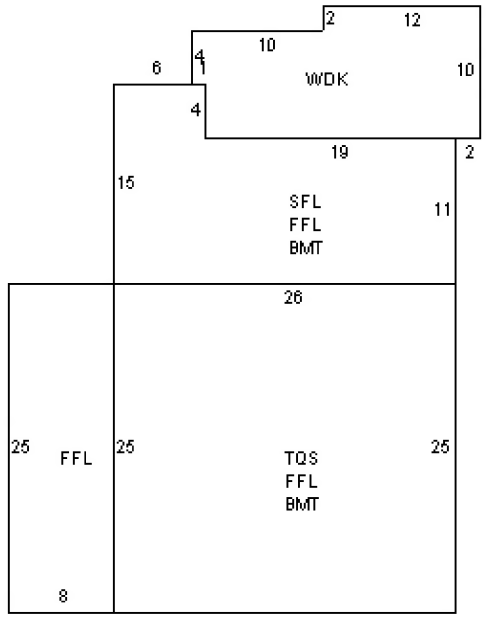
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.24
Special Features:	0	Val/Su Net:	99.36
Final Total:	310600	Val/Su SzAd	158.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	150.270	174,909
BMT	Basement	964	45.080	43,457
TQS	3/4 Story	488	150.270	73,255
SFL	Second Floor	314	150.270	47,183
WDK	Deck	196	10.840	2,124

Net Sketched Area:	3,126			Total:	340,928
Size Ad	1965.5	Gross Area	3288	FinArea	1966

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0008-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X11	A	AV	1986	0.00	T	26.4	101						
2	Frame Shed	D	Y	1	6X11	A	AV	1986	0.00	T	26.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc